PROPERTY OWNERS ASSOCIATION 7th AMENDED MANAGEMENT CERTIFICATE FOR TERRA MONT PROPERTY OWNERS ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas

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County of Bexar

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1. Name of Subdivision: Terra Mont

2. Subdivision Location: Bexar County

3. Name of Homeowners Association: Terra Mont Property Owners Association, Inc.

4. Recording Data for Association:

The plat of the association is filed at Bexar County under

Volume 9576, Pages 101-108

- 5. Recording Data for Declaration and any amendments: The Covenants, Conditions and Restrictions are filed at Bexar County under Doc# 20070166023, Volume 120996, Page 989.
- 6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

The Bylaws are attached to and filed with the Certificate filed under Book 15698, pg 2223.

Certificate of Filing and Certificate of Formation: These Documents were filed with the Secretary of State of Texas and are attached to the Certificate filed under Book 15698, pg 2223.

The Design guidelines are attached to and filed with the Certificate filed under Book 15698, pg 2223.

Resolutions/Policies/Guidelines:

All policies are attached to and filed with Book 15908, pg 1594

Collection Policy

Violation Policy

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Email Registration Policy

Membership Voting Policy

Architectural Guidelines

Architectural Guidelines for:

Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays

Resolutions/Policies/Guidelines: All policies are filed under Book 16587, pg 181

Collection Policy

Violation Policy
Record Retention Policy
Records Inspection Policy
Payment Plan Policy
Email Registration Policy
Membership Voting Policy
Guidelines for Drought Resistant Landscaping and Natural Turf
Conflict of Interest Policy
Guidelines for Flag Display
Religious Items Display Guidelines
Solar Energy Device Guidelines
Roofing Material Guidelines
Rainwater Collection Guidelines
Application of Payments Policy
Guidelines for Land Use of Adjacent Lots

Below items are filed under Book 17109, pg 865
Affidavit in Compliance with Section 202.006 of the Texas Property Code
First Amendment to The Company Agreement of Terra Mont Owners Association A Nonprofit Corporation

First Amendment to the Company Agreement of Terra Mont Property Owners Association Signed 3/5/2015 and the Affidavit in Compliance with Section 202.006 of the Texas Property Code signed 3/22/2015 is filed under Document No. PI2-20150054028-15.

Resolution Terra Mont Property Owners Association Statement of Fine Policy signed 3/22/2015 and the Affidavit in Compliance with Section 202.006 of the Texas Property Code is filed under Document No. PI2-20150054028-15.

Terra Mont Property Owners Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 20180166155.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management 17319 San Pedro Ave, #318 San Antonio, TX 78232 contact@spectrumam.com 210-494-0659 www.spectrumam.com/homeowners

- 8. Fee(s) related to Property Transfer:
 - Administrative Transfer Fee \$200.00
 - Resale Package = \$375.00
 - o Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - o Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00

- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - o Update for Statement of Account only:
 - 1-30 days No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

The purpose of this certificate is to provide information sufficient for a title company to correctly identify the subdivision and to contact its governing association. This certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report every piece of information pertinent to the subdivision. No person should rely on this certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision. The registered agent for the association is on file with the Texas Secretary of State.

Signed this day of 100000000000000000000000000000
Terra Mont Property Owners Association, Inc.
Ву:
Shelby Welch (of Spectrum Association Managemert), Managing Agent
State of Texas §
County of Bexar §
This instrument was acknowledged and signed before me on Spectrum Association
Management, the Managing Agent of Terra Mont Property Owners Association, Inc., on behalf of said
association. Mal
Notary Public, State of Texas
DENISE I MAHAN R

After Recording, Return To: Spectrum Association Management Attn: Transitions 17319 San Pedro Ave., Ste. #318 San Antonio, TX 78232 DENISE J MAHAN
NOTARY PUBLIC
STATE OF TEXAS
MY CO.MM. EXP. 10/21/2022
NOTARY ID# 651558-6

File Information

eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY LUCY ADAME-CLARK, BEXAR COUNTY CLERK

Document Number: 20210308861

Recorded Date: November 04, 2021

Recorded Time: 8:31 AM

Total Pages: 4

Total Fees: \$34.00

** THIS PAGE IS PART OF THE DOCUMENT **

** Do Not Remove **

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 11/4/2021 8:31 AM

Lucy Adame-Clark

Lucy Adame-Clark Bexar County Clerk